

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 15, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:15 p.m. due to inclement weather.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: August 1, 2016, Meeting Minutes

Motion: Approve the August 1, 2016, minutes.

Motion: Hoover; Second: Schmitz; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1604-DDP-13

Description: Radrick Professional Building
Northwest Corner of Gray Road and Radrick Drive
Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

Todd presented an overview of the detailed development plan, as outlined in the Department report.

R. Smith asked about the north elevation.

Richard Thomason, R.E. Thomason & Associates, architect for the project, responded considerations that were given, including incorporation of dormers and landscaping along the north elevation.

Motion: Approve 1604-DDP-13 with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; Second; Schmitz; Vote: 8-0.

Case No. 1607-DDP-25

Description: J.C. Hart Harmony
Harmony Mixed Use District, Lot 3
J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the Department report, and noted the revisions made since the public hearing.

Motion: Approve 1607-DDP-25 with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.

Motion: T. Smith; Second: R. Smith; Vote: 8-0.

Case No. 1607-PUD-10

Description: Big Hoffa's Restaurant in the Junction Planned Unit Development (PUD) District
Northeast Corner of East Street and State Road 32
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

Rubadue presented an overview of the proposed amendment ordinance and revisions, as outlined in the Department report.

T. Smith inquired about the fence specifics and accommodations for the future roundabout.

Birch Dalton, EdgeRock Development Co., responded presenting the details of the fence design per the proposed landscape plan and the ordinance language regarding the dedication of right-of-way for the roundabout.

Maue asked about the exterior activities and smoker that occur at the current location and how that would be addressed with this location. Noted he likes the fence design.

Dalton responded the smoker, which is essential to the identity of the restaurant, will be a newer model that emits less smoke and the wood will be stored in the back and that the other activities would be accommodated in the building.

Hoover requested the petitioner's consideration prior to Council's consideration to incorporate landscaping on the outside of the proposed fence to soften the fence for adjacent neighbors.

Motion: Forward petition 1607-PUD-10 (Ordinance 16-19) to the City Council with a favorable recommendation.

Motion: Maue; Second: Woodard; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1608-PUD-13 [PUBLIC HEARING]

Description: The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road
EdgeRock Development, LLC requests to expand and amend The Trails Planned
Unit Development (PUD) District, consisting of 21.0 acres +/-.

Todd presented an overview of the proposed ordinance, as outlined in the Department report.

Birch Dalton, EdgeRock Development Co., gave a brief presentation about the expansion of the proposed development.

T. Smith inquired about preserving existing trees on the properties.

Dalton noted the preservation of the tree line along the Midland Trace Trail, but that they would attempt to preserve trees abutting the exception parcel.

Public Hearing opened at 7:47 p.m.

Sharon Williams, 807 E SR 32: Expressed her concern about water availability for wells and assurance that her property would not flood.

Public Hearing closed at: 7:51 p.m.

No additional action is required at this time.

Case No. 1510-DDP-17 [PUBLIC HEARING]

Description: Towne Road Wireless Communication Tower
16414 Towne Road
Crown Castle by Bingham Greenbaum Doll, LLP requests Detailed Development
Plan review for a new wireless communication tower on approximately 34.2 acres
+/-, located in the AG-SF1: Agriculture / Single-Family Rural District.

Todd presented an overview of the detailed development plan, as outlined in the Department report.

Michael Price, Crown Castle, representing petitioner, gave a brief presentation.

Public Hearing opened at 7:54 p.m.

John DuBois, 1719 West 161st Street: Had questions about the process for the cell tower as a result of the Board of Zoning Appeals' consideration of the Special Exception and subsequent law suit. He questioned the need for the cell tower.

Public Hearing closed at: 7:57 p.m.

No additional action is required at this time.

CONTINUED ITEMS

Case No. 1607-PUD-09 [CONTINUED]

Description: Liberty Ridge Planned Unit Development (PUD) District
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1606-DDP-20 [CONTINUED]

Description: CVS, Harmony
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1606-PUD-07 [CONTINUED]

Description: Harmony Planned Unit Development (PUD) District Amendment
Northwest Corner of 146th Street and Ditch Road (Commercial Area)
TMC Developers, LLC by Nelson & Frankenger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [WITHDRAWN]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

Case No. 1607-DDP-28 [WITHDRAWN]

Description: Childrens Montessori House (CMH) Expansion
4535 E 169th Street
Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; T, Smith seconded. Vote: 8-0.

The meeting adjourned at 8:05 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary